

### **Section III Implementing the Plan**

#### **A. Action Plan**

This section highlights the actions the County intends to take to implement the strategies for each resource topic.

The first part of the Action Plan is an Action List, which is simply a list of most of the actions contained in this Plan, without priorities. These actions are grouped into the three major categories (project, program or regulation) and organized by resource topic (environmental, land use, etc.) within each of the three categories.

The second part of the Action Plan is an Action Agenda showing priorities. Recognizing that the County has limited resources, the action agenda sets forth in tabular form the County's priorities for carrying out all of these actions. The table includes the key elements for implementation: responsibility, funding and schedule. There are 43 Top Priority Actions, 20 of which require the significant time and attention of the staff, Planning Commission and Board of Supervisors to complete. Another 34 Actions have a secondary priority.

#### **Action List** (not in order of priority)

#### **Projects**

##### *Environmental/Historic Projects*

- 1.1.8. Pursue better mapping of floodplains in the County and re-examine floodplain regulations to ensure safety from flood damage.
- 1.2.2. Explore the feasibility of the County performing its own source water assessments for the public water systems of its Towns and sanitary systems that use wells, with priority in karst areas; include the delineation of well recharge areas and an inventory of potential contaminant sources within these areas.
- 1.2.3. Continue to use the Shenandoah Summit water supply planning project as a forum for regional efforts regarding water supply, quality and quantity.
- 2.2.1. Compile a scenic resources inventory.
- 2.2.2. Based on a scenic resources inventory, consider designation of appropriate roads as Virginia Byways.

- 2.2.4. Establish development design standards.

#### *Agriculture Projects*

- 3.2.3. Develop a strategic plan for economic development to locate new employment in areas identified for industrial and commercial expansion.
- 3.2.4. Define and implement a long-term phasing plan for expansion of public utilities into designated future community development areas.

#### *Economic Projects*

- 4.1.1. Develop a list of employment sectors that would best meet County needs.
- 5.1.1. Identify and assess the value of historical, recreational and natural environmental assets to the tourism economy.
- 5.1.4. Explore ways to direct visitors of the National Park to other attractions in the County.
- 5.1.7. Pursue convenient and accessible locations for the visitor center(s) and administrative offices of the Harrisonburg-Rockingham Convention & Visitors Bureau.
- 5.1.5. Work with area tourist attractions to promote tourism

#### *Land Use Projects*

- 6.2.2. Develop phased growth areas around towns.
- 6.2.3. Consult between localities when development plans will have impacts across boundaries.
- 6.3.4. Develop cooperative agreements with Towns to provide services in areas mutually designated for development.
- 7.2.2. Investigate the feasibility of septic system and well inspections with fees.

#### *Public Facilities Projects*

- 8.4.3. Continue to work with the General Assembly to effect change in local government structures to make City annexations unnecessary; expand the collaborative process with the City.
- 8.4.4. Evaluate the revenue implications of Town annexations.

- 8.4.5. Pursue cooperative financial agreements with the Towns.
- 8.1.6. Investigate the feasibility of providing funding to assist towns with public utility expansion.
- 9.1.1. Evaluate issues related to response time, service areas and operating standards to ensure high levels of service.
- 9.2.1. Evaluate the cost, level of service and other impacts on the community, if the proportion of volunteers declines.
- 9.2.2. Explore, with volunteer companies, ways to minimize time required for fundraising.
- 9.2.3. Investigate the feasibility of additional incentives to encourage fire and rescue volunteerism and other types of volunteerism.
- 9.2.4. Explore an incentive program for employers willing to grant leave time to volunteers.
- 14.6.1. Conduct a statistically valid public opinion survey every five years to measure the perceived quality of life.

#### *Transportation Projects*

- 10.3.1. Prepare corridor development plans as elements of the Comprehensive Plan for major roads so as to foster a parallel road network to provide alternative routes to the arterial and primary road system to reduce the number, and control the location of, entrances. Priorities include:
  - Route 33
  - Access to Dayton
  - Port Republic Road
  - Route 11
  - Route 42
  - Mayland Road
  - Links between Broadway and Timberville
- 11.1.3. Develop a greenway plan identifying priority trails, connections, opportunities, and constraints.

### **Programs**

#### *Environmental/Historic Programs*

- 1.1.2. Continue to participate in TMDL (total maximum daily [pollutant] load) water quality studies for impaired streams.
- 1.1.3. Seek continued and expanded funding for agricultural BMPs.

- 1.1.4. Continue to follow and update the current Board of Supervisors' position in the Interim Nutrient Cap Strategy for the Shenandoah and Potomac River Basins.
- 1.2.1. Develop wellhead protection programs for public water recharge areas.
- 1.2.5. Expand public education programs about water resources.
- 1.4.1. Develop public education programs about resource consumption.
- 1.5.1. Evaluate, organize and share information about regional air quality.
- 1.4.5. Establish pilot program to expand recycling efforts.
- 12.1.1. Consider establishing a historic resources commission to provide comments to the Planning Commission and Board of Supervisors on the impacts of development proposals on historic resources and to develop historic preservation programs for the County.

#### *Agriculture Programs*

- 3.1.2. Determine the feasibility of establishing a Purchase of Development Rights program (PDR).
- 3.1.4. Monitor the effectiveness of development regulations in limiting scattered development.
- 3.1.5. Increase awareness of farmers and rural residents on mutual impacts.
- 3.1.7. Promote innovation, expansion and enhancement of agriculture and agricultural support businesses and markets through economic development strategies.

#### *Economic Program*

- 5.1.6. Promote the efforts of organizations, such as the Harrisonburg-Rockingham Convention and Visitors Bureau and the Shenandoah Valley Partnership, by providing assistance with planning, funding and coordination of its program initiatives. Coordinate local efforts with the Virginia Economic Development Partnership.

#### *Land Use Programs*

- 6.1.1. Monitor land consumption rates to determine if the supply of land is adequate.

- 6.1.2. Develop detailed phasing plans for community development areas and adopt them conceptually in the Comprehensive Plan.
- 6.1.3. Establish a process in the Plan for preparing detailed area plans for community development areas and for coordinating planning efforts with Towns.
- 6.1.4. Use the capital improvements plan and zoning to promote compact, efficient development patterns.
- 6.2.1. Work closely with the Rockingham Municipal League to pursue mutual benefits.
- 6.2.6. Continue the process of collaborating with the City to jointly plan areas on all sides of the City limits to the mutual benefit of both localities.
- 6.3.5. Monitor patterns of housing development and amend the Zoning and Subdivision Ordinances, if necessary, to restrict further unplanned development.
- 7.1.4. Continue to participate with the Harrisonburg Redevelopment Housing Authority to encourage home ownership by providing affordable housing for County residents.
- 7.2.1. Distribute information about septic system maintenance.

#### *Transportation Programs*

- 10.5.1. Continue to conduct joint annual review between the County and VDOT to evaluate traffic counts and patterns.
- 10.5.3. Continue to participate in the Harrisonburg-Rockingham Metropolitan Planning Organization.
- 10.5.5. Maximize, when fiscally possible, the participation in the state revenue sharing program.

### **Regulations**

#### *Environmental/Historic Regulations*

- 1.1.1. Consider requiring nutrient management plans for all intensive agricultural enterprises, which are now required only for poultry.

- 1.1.7. Limit impervious surfaces through lot coverage ratios; amend the Zoning and Subdivision Ordinances to accomplish this.
- 1.3.1. Consider amending the Zoning Ordinance to prohibit development in delineated wetland areas; require delineation as part of development applications and focus on areas where most wetlands are found.
- 1.3.2. Consider amending the Zoning Ordinance to limit development, clearing or grading on steep slopes.
- 1.3.3. Incorporate BMPs into land development regulations in both the Zoning and Subdivision Ordinances.
- 2.1.4. Consider amending the Zoning Ordinance to include performance standards for development in mountainous and wooded areas that limit clearing and grading to ensure public safety and efficient delivery of public services.
- 2.1.6. Review special uses permitted in the A-1 and A-2 zones to remove those uses that are incompatible with rural character, and retain uses that support farm income.
- 2.2.3. Evaluate the current sign and lighting regulations in the Zoning Ordinance; prepare amendments as needed.

#### *Agriculture Regulations*

- 3.1.1. Strengthen Zoning Regulations:
  - Consider providing incentives for clustering rural lots on new internal roads rather than stripping the existing public roads, and
  - Identify agriculturally zoned areas for appropriate uses.

#### *Land Use Regulations*

- 6.1.5. Consider amending the Zoning Ordinance to allow new urban residential, commercial, and mixed use districts to incorporate pedestrian- friendly, human-scale layouts for streets, lots and uses.
- 6.3.2. Consider requiring all dwellings in designated areas to connect to available facilities in residential districts, except existing dwellings that have adequate water and sewer service; amend the Zoning Ordinance and public utility policies to the extent allowed by State law.
- 6.3.3. Allow higher residential densities, where suitable as defined in the Comprehensive Plan, in mixed use centers with traditional design elements.

- 7.1.1. Promote development of below-median-value-housing through reduced setbacks and narrower lots for single-family units and by promoting multi-family and mixed-use developments.
- 7.1.2. Periodically review the Zoning Ordinance to ensure that manufactured home parks have infrastructure equal in quality to other single family development.
- 7.1.3. Explore incentives to developers to include affordable units in their developments.
- 7.2.3. Amend County regulations, in conjunction with the Health Department, to allow alternative waste disposal for existing lots.
- 7.2.6. Evaluate the possibilities for clustered rural development using community package treatment plants; amend the Zoning Ordinance to provide standards.

#### *Public Facilities Regulations*

- 9.1.2. Encourage expanded use of dry hydrants and other innovations; amend the Zoning and Subdivision Ordinances to require these.

#### *Transportation Regulations*

- 10.1.1. Adopt standards for rezonings that include road and bridge capacities as criteria for approval.
- 10.3.4. Require minimum separation of entrances in accord with the roadway classification and the adopted corridor plan.
- 10.3.6. Design local streets to give priority to both vehicles and pedestrians.
- 10.5.8. Require identification of initial and long-term transportation impacts associated with proposed developments; amend the Zoning Ordinance to require traffic studies as part of rezoning applications.
- 11.1.2. Require pedestrian access and circulation in development areas.